MANCHESTER CITY COUNCIL

Planning
Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Former Bauer Millett Site

Address Line 1

Albion Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

383580

Northing (y)

397629

Description

Land bounded by the former Manchester Central Railway Station (now Manchester Central Conference Centre) to the north, Albion Street to the east, the rear service courtyard to Beetham Tower to the west, and Deansgate Castlefield tram stop and Deansgate Locks to the south.

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

Salboy Central Ltd

Address

Address line 1

c/o agent

Address line 2

c/o agent

Address line 3

c/o agent

Town/City

County

Country

c/o agent

Postcode

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Josh

Surname

Wyatt-Smith

Company Name

Deloitte LLP

Address

Address line 1

Hanover Building

Address line 2

Corporation Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M44AH

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- [x] Yes
- [ ] No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- [x] Yes
- [ ] No
- [ ] Not applicable

Please add details of all persons notified

Name of person notified:
***** REDACTED ******

House name:
13 Alliance House

Number:

Suffix:

Address line 1:
Enterprise Park

Address Line 2:
Clarence Avenue

Town/City:
Manchester

Postcode:
M17 1QS

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:
9 Piccadilly Place

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:
Manchester

Postcode:
M13BG

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:
Town Hall

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:
Manchester

Postcode:
M602LA

Date notice served:
12/04/2024

Name of person notified:

***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Borron Street

Address Line 2:

Town/City:
Stockport

Postcode:
SK12JD

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:
9 Piccadilly Place

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:
Manchester

Postcode:
M13BG

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:
2 Piccadilly Place

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:
Manchester

Postcode:
M13BG

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Windmill Street

Address Line 2:

Town/City:
Manchester

Postcode:
M2 3GX

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:
20 Churchill Place

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:
London

Postcode:
E145HJ

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:

Number:

Suffix:

Address line 1:
Windmill Street

Address Line 2:

Town/City:
Manchester

Postcode:
M23GX

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:
Town Hall

Number:

Suffix:

Address line 1:
Albert Square

Address Line 2:

Town/City:
Manchester

Postcode:
M62LA

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:
Civic Centre

Number:

Suffix:

Address line 1:
PO Box 33

Address Line 2:
West Street

Town/City:
Oldham

Postcode:
OL11UL

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:
15 The Close

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:
Norwich

Postcode:
NR144DZ

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:
500 Station House

Number:

Suffix:

Address line 1:
Elder Gate

Address Line 2:

Town/City:
Milton Keynes

Postcode:
MK91BB

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:
Town Hall

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:
Stockport

Postcode:
SK1 3XE

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:
20 Wind Street

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:
Swansea

Postcode:
SA1 1DY

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:
2 Piccadilly Place

Number:

Suffix:

Address line 1:

Address Line 2:

Town/City:
Manchester

Postcode:
M1 3BG

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:
19

Number:

Suffix:

Address line 1:
South Molton Lane

Address Line 2:

Town/City:
London

Postcode:
W1K5LE

Date notice served:
12/04/2024

Name of person notified:
***** REDACTED ******

House name:
Town Hall

Number:

Suffix:

Address line 1:
Library Street

Address Line 2:

Town/City:
Wigan

Postcode:
WN1 1YN

Date notice served:
12/04/2024

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Variation of planning conditions 2, 3, 18, 20, 21, 24, 25, 29, 30, 31, 32 and 36 of planning permission 126868/JO/2020 to facilitate elevational alterations, internal reconfiguration of the commercial floor spaces including creation of a tripe height entrance foyer, encapsulation of tram track, certation of amenity spaces and external terraces, alterations to landscaping and creation of an external seating area and other associated works.

Reference number

133998/JO/2022

Date of decision

15/08/2022

What was the original application type?

Full planning & listed building consent

For the purpose of calculating fees, which of the following best describes the original development type?

◯ **Householder development:** Development to an existing dwelling-house or development within its curtilage
⊘ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The proposed amendments are in relation to a revised ground floor layout and specifically Condition 36 which relates to cycle storage.

Please state why you wish to make this amendment

Please see Covering Letter

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

10053-MP-A-B5D9-G100-P-00-001 REV 04

New plan/drawing numbers

10333-Z1-A-B5D9-G100-PL-00-010 P01

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

29/03/2024

Details of the pre-application advice received

A pre-application meeting was held with Manchester City Council on Friday 29th March 2024 where the proposed amendment was presented to the Case Officer who confirmed support for the principle of the amended layout and condition wording.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Joshua Wyatt-Smith

Date

09/04/2024